



LAND SUBDIVISION COMMITTEE MEETING MINUTES
July 8, 2021

ATTENDANCE

Land Subdivision Committee Members

Staff

Gregg Humphrey, Chairman	Joe Zeibert	
Dan Crouse	Emily Prather	
Mike Johnson	Eric Wise	
John Harris	Molly Berns	
Brad Bixby		
Casey Pratt	Others	
T.J. Heavisides	Phil Martin	Parker Staab
Steve Hall	Steve Walker	P.J. Staab
Trustin Harrison	Chris Stritzel	Matt Strohm
Mesfin Lenth	Ryan Mccrady	Joe Gooden
	Adam Pallai	Steve Stewart
	Neil Brumleve	Charlie Adams

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the **June 3, 2021** Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

- **ACTION ITEMS**

See attached

- **UNFINISHED BUSINESS AND NEW BUSINESS**

See attached unfinished business. There was no new business.

- **PUBLIC COMMENT**

There were no public comments.

- **ADJOURNMENT**

T.J. Heavisides made a motion, seconded by Dan Crouse to adjourn the meeting. The meeting adjourned at 2:12 PM.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2021-02

CENSUS TRACT # 6

NAME OF SUBDIVISION: Quail Ridge – Large Scale Development

JURISDICTION: City of Springfield

DATE OF MEETING: July 8, 2021

OWNER: FR Quail Ridge LLC

ENGINEER: Martin Engineering

DESCRIPTION: West Pt. of the East ½ of the SW ¼ of the NE ¼, Sec. 36, T16N, R5W

17.34 **Acres** -- **Lots**

MOTION TO RECOMMEND: Approve, Subject To;

BY: T.J. Heavisides

2ND BY: Casey Pratt

VOTE: Unanimous

Adam Pallai, Martin Engineering, presented the development.

Joe Zeibert, Regional Planning Commission, said to provide a detailed description for the area set aside for recreational use, especially the pond and how it will be incorporated. He said on page 2, note 9, the parking islands shall be called out on the plan. He said a document number for the existing sewer easement shall be provided. He said the centerline of Cook Street shall be identified and the screening shall be relocated out of the proposed right-of-way and located in the 25' setback along Cook Street. Zeibert said sidewalks shall be shown along Cook Street, and on-site pedestrian circulation shall be identified per Section 153.191(a)(10). He said on page 2, note 1, to change the word "build" to "constructed." He said to correct the lot square footage for the single/ double wide lots in the site layout specifications on page 2, they are flipped. He said lot service shall be extended to serve lot 46. Zeibert said examples of single-wide lots shall be shown on the plan. He said existing features within 200 feet of the site shall be shown. He said the location of the water service by owner, as shown in the legend on page 3, shall be identified on the plan. He said the difference between public and private sewers shall be distinguished. Zeibert said written acknowledgement of Section 153.112, including sidewalks as agreed to by the City of Springfield, shall be provided. He said to correct the legend on page 4 as the "proposed flare end section" is missing. He said curb cut examples shall be provided on lot details. He said the two parcels are in different tax codes, so they will still receive different tax bills for this development. He said to identify the existing buildings and the proposed disposition of future buildings. He said to provide an EcoCAT consultation to IDNR.

Dan Crouse, Public Works, said the proposed improvements to Cook Street per Chapter 153.112 shall be shown. He said the setback along East Cook Street shall be 25', but is shown as 20'. He said the setbacks shall be dimensioned. He said the shelter shall be constructed in accordance with Section 95.171(l) of the ordinance and must be centrally located. He said the

development must meet the requirements of Chapter 95, Article VIII for mobile home parks and must be approved by the Sangamon County Department of Public Health. Crouse said the owner must obtain business licensing per Chapter 110, Article XXIII. He said the actual right-of-way to be dedicated for Cook Street may be wider than shown depending on necessary road improvements, sidewalk location, and roadside drainage.

T.J. Heavisides, City Traffic Engineer, said the approximate building pad location shall be shown on all lots. He said where the sanitary sewer runs through lots 52 to 62, to show/verify that buildings can fit within the buildable area. He said the size of the existing water main shall be identified. He said the existing gas and electric locations shall be identified. He said the common area, at least 8 percent [of the total development], is to be reserved for recreational use. He said to identify the intent and practicality of using the detention area as a recreational area – it cannot just be labeled as such. Heavisides said the traffic analysis shall be updated to assume that no traffic will exit to the east. He said to also calculate/assume the peak hour traffic for the site and Cook Street to determine the necessity of any off-site improvements. He said the existing manhole west of the detention pond to be adjusted must be done so in accordance with acceptable means and methods to make it water tight. He said the lateral sewer connection shown as saddle tees shall be revised at the construction plan stage to be insert-a-tees.

Mike Johnson, CWLP Water, said the water main shall be in a 20' water main easement. He said the water main shall have 10' horizontal separation from sewers and 5' from other utilities. He said water services shall have a 10' horizontal separation from sewer laterals, or those laterals will need to be water quality pipe. He said a fire hydrant shall be added to the street running north-south through the middle of the development.

John Harris, City Zoning, said to meet the requirements of the Large Scale residential setbacks per 155.052 – front yard setback 30', side and rear yard 20'. He said landscaping will be required along Cook Street frontage per 155.480. He said on page 2, where it states "provide screening for 50% (or less) opacity along East Cook Street." Strike the "or less" per requirement of 155.072(g).

Brad Bixby, CWLP Electric, said CWLP will plan to serve these lots by installing electric primary, transformers, and secondary pedestals along the roads. There will need to be adequate space for our above grade facilities as well as a clear path to run our underground cables. An exact layout has not been decided but CWLP Electric will work with the developer before construction. He said there will need to be sufficient easements, but that can be worked out as the development proceeds.

Zeibert read the Fire Department's comments and follows: Section 153.164(4) - Every water supply system shall be designed in such a manner as to provide adequate fire suppression capability for the development. This requirement will be primarily determined by American Water Works Association (AWWA) Manual M31; "Distribution System Requirements for Fire Protection." Water mains larger than six inches in diameter shall be installed at the Subdivider's expense if needed to provide the area fire flow required. Fire hydrants with shut-off valves at each hydrant shall be installed throughout the entire system at maximum intervals of 500 feet or less as required by the fire department fire safety division. All fire hydrants shall be three nozzle hydrants. Fire hydrant spacing shall be a Maximum of 500'; the center road shows no hydrants on it. Zeibert also read the Fire Department's second comment quoting the ordinance in Section 153.157 (k) *Multiple access*. Any area of development containing 70 or more single-family lots (or equivalent population) shall be served by two functioning points of access. Where higher densities of development are proposed, a divided type entrance roadway may suffice with a median of adequate width to ensure continued emergency access lanes on one side. Depending on location and height of nearby poles or trees, the required median width shall range between 12 and 30 feet. This type of roadway construction is intended to accommodate higher density developments and not to lengthen the overall length of a cul-de-sac. This development is greater than 70 lots and requires two functioning points of access. The entry way shown on the plan does not meet the intent of the median separated roadway as the choke points at Cook Street and again into the park are not divided at those points and are only 45' wide. Zeibert said Fire Safety will need to approve the entryway into the development. Pallai said the developer has an agreement with Fire Safety that one access point is acceptable. Zeibert asked if they talked about widening the entrance.

Pallai said yes, they will make geometric changes for widening and adjusting the islands when they start the design phase to allow fire trucks access to the development. Zeibert said if the plan is approved it will be approved subject to Fire Safety approval.

Pallai said the storm shelter is currently located in the northwest corner of the property, but he spoke with public works and will move the storm shelter to the center of the property to meet the ordinance. He addressed the improvements to Cook Street and said that the developer's attorney has an email exchange with the City's Corporation Counsel Jim Zerkle from June 2, 2021, with costs and cost-sharing estimates for the improvements to Cook Street. Pallai said he needs a response from Corporation Counsel Zerkle so the developer understands what is required for the road improvements. He said there may be some issues to discuss, but they just need to hear back from the Corporation Counsel.

Pallai said the ordinance is clear stating that the developer needs to provide pedestrian circulation. He said their intent is to provide pedestrian circulation along the edge of the road like is done in the adjacent park to the east – he said the developer also owns that park. He said there are examples throughout the city where there are not necessarily sidewalks.

Matt Strohm, the developer, introduced himself and gave some background about his company. He said they are proud of their property to the east and want to mirror it at the subject property. He said the residents are happy with how they can walk around the community. He said manufactured houses are pulled in and put onto the lot before they are installed, pulling them over a curb can cause cracking or crush the curb. Not having a curb makes it easier to pull the home in, and pull the home out. He said they looked at 28 mobile home communities, some in Springfield. About half had sidewalks and half did not. He said they looked at communities built in different decades. He said they are open for comments, but the last manufactured home community Martin Engineering did, Timber Creek, does not have sidewalks. He said they are open to do right by the ordinance, but from a business function it makes sense to do the best thing for the residents, and they are happy without sidewalks and not having a curb is best for installing homes. Pallai said the extra pavement for sidewalks takes away from green space, landscaping, and extra attractions in the park. He said people in mobile home parks are not clamoring for sidewalks and that they walk down the side of the road safely. He said if they need to get a variance then they will consider applying for one. He said their interpretation of on-site pedestrian circulation is that they would like to provide it at the edge of the road. Strohm said they hear from their residents often and the issue of sidewalks has never come up once. He said this is his first development in Springfield and that they are simultaneously working on one in Michigan where the township is not requiring sidewalks. He said they are happy to work with the ordinance to do what we need to do.

Zeibert clarified that Timber Creek has sidewalks shown on the approved plan. He said he is not sure why they were not constructed, but there was some sort of a sidewalk on one side of the road. He said the sidewalk or pedestrian way does not have to be on both sides of the road. It could be behind the lots, just somewhere for people to get around. He said they could work with the City Traffic Engineer and he is unsure if anything could be delineated on the road. Strohm said, for our residents, they are happy to walk on a nice big paved road; the neighborhoods are quiet. He said they are happy to work with Public Works to figure out a solution.

Pallai said it was his understanding that in Timber Creek the residents asked to not have a sidewalk in their rear yard for privacy reasons. He said that might be why they weren't built. Zeibert said the sidewalks were shown in the front yard as well. He said he does not know if the developer can delineate a section of the road, or widen the road. Heavisides said any pedestrian circulation area would have to be separate from whatever the drive requirements are and would be in addition to the road. He said the other issue is to maintain it from an ADA standpoint and that it will be difficult to maintain to begin with. He said they can look at it going forward, but as the developer mentioned, if there is nothing they can agree about, then the approval subject to will switch to a denial or the developer will have to request a variance. Strohm asked if widening the road would be sufficient. Heavisides said a pedestrian area would have to be separate from the road. He said there are places where the

sidewalk is adjacent to the curb and gutter, there does not need to be a five or six foot separation. He said it is part of the ordinance to have pedestrian circulation and this is a commercial development, which has ADA accessibility requirements. Strohm reiterated that he wants to do right by the residents and do right by the city, so he thinks they can come to an agreement. Pallai said he will look to see if there is any other way to provide pedestrian circulation.

Phil Martin, Martin Engineering, asked when the agreement with the city concerning the road improvements has to be completed. Zeibert said it will have to be completed with this plan. Martin asked what happens if they never hear from the Corporation Counsel. Heavisides said they would have to improve the road per Section 153.112 and show it on the plan.

T.J. Heavisides made a motion to approve subject to;

1. Per page 2, note 9, parking islands shall be called out on the plan.
2. Document number for existing sewer easement shall be provided.
3. Identify centerline of Cook Street.
4. Screening shall be relocated out of the proposed right-of-way and located in the 25' setback along Cook Street.
5. Sidewalks shall be shown along Cook Street.
6. On-site pedestrian circulation shall be identified per 153.191(a)(10).
7. Correct the lot square footage for the single/ double wide lots in the site layout specifications on page 2.
8. On page 2, note 1, change the word "build" to constructed".
9. Lot service shall be extended to lot 46.
10. Existing features within 200 feet of the site shall be shown.
11. Identify on the plan where the water service by owner is located as shown in the legend on page 3.
12. Distinguish between public and private sanitary sewers.
13. Written acknowledgement of Section 153.112, including sidewalks as agreed to by the City of Springfield, shall be provided.
14. Page 4 – correct legend "proposed flare end section" is missing.
15. Provide curb cut example on lot details.
16. Identify existing buildings and the proposed disposition of future buildings.
17. Show proposed improvements to Cook Street per Chapter 153.112.
18. Dimension the setbacks.
19. The shelter shall be constructed in accordance with Section 95.171(l) of the ordinance and must be centrally located.
20. Must meet the requirements of Chapter 95, Article VIII for mobile home parks and must be approved by Sangamon County Department of Public Health.
21. Must obtain business licensing per Chapter 110, Article XXIII.
22. Show building pad locations (approximate) on all sites.
23. Verify that buildings can fit within the buildable area on lots 52 through 62 where there is a sanitary sewer.
24. Identify size of the existing water mains.
25. Identify existing gas and electric locations.
26. At least 8% of the general area is to be reserved for recreational use. Identify the intent and practicality of using the detention area as a recreation area.
27. Update traffic analysis to assume that no traffic will exit to the east.
28. Calculate/ assume peak hour traffic for the site and Cook Street to determine necessity of off-site improvements.
29. The lateral sewer connection shown as saddle tees shall be revised at the construction plan stage to be insert-a-tees.
30. Provide sufficient space for electric easements.
31. Water main shall be in 20' water main easement.

32. Water main shall have 10' horizontal separation from sewers and 5' from other utilities.
33. Water services shall have 10' horizontal separation from sewer laterals, or laterals will need to be water quality pipe.
34. Large Scale residential setbacks per Section 155.052 – front yard 30', side and rear yard 20'.
35. Landscaping will be required along Cook Street frontage per Section 155.480.
36. On page 2, where it states "provide screening for 50% (or less) opacity along East Cook Street." Strike the "or less" per requirement of Section 155.072(g).
37. Fire hydrant spacing shall be a maximum of 500'. The center road shows no hydrants on it.
38. Division of Fire Safety approval of the entrance.
39. EcoCAT consultation.

Casey Pratt seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO.	<u>2005-10</u>
CENSUS TRACT #	<u>36.04</u>

NAME OF SUBDIVISION: Kreston Place – Preliminary Plan

JURISDICTION: City of Springfield

DATE OF MEETING: July 8, 2021

OWNER: Adams Family Lifetime Trust

ENGINEER: Martin Engineering

DESCRIPTION: Pt. of the NW ¼, Sec. 1, T15N, R6W

73.7 **Acres** 143 **Lots**

MOTION TO RECOMMEND: Approve, Subject To;

BY: Dan Crouse

2ND BY: Mike Johnson

VOTE: Unanimous

Steve Walker, Martin Engineering, presented the development. He said the changes are in the final addition – it was separated into the 8th and 9th additions. He said there are changes to the road network on Ambleside Drive, and he said they revised the lots to be duplex lots.

Joe Zeibert, Regional Planning Commission, said lot numbers in plat 2 shall be corrected, there are duplicate numbers. He asked which phase will the storm sewer between phases 8 and 9 be constructed and if a new easement will be required. He said it looks like it is centered between the two phases. Walker said it will be constructed with the 8th plat, they will use a stub for the 9th plat. He said it will be very close to centered between the 8th and 9th plats. Zeibert said that note “A” shall be corrected to reflect the corresponding lots on the plat (810/811 & 510/511). He said to bold the 5’ contour intervals to match the legend. He said the proposed and present land use table shall be updated to include lots 1001, 1002, and 1003. He said to remove the small text for Greenbriar Drive. He said to clean up the miscellaneous text and lines, it makes the plat unreadable in that area. He said preliminary covenants for the updated areas shall be provided. Zeibert said that lot 831 will effectively be created, it should be part of phase 8. He said to correct the typo in the flood note and to provide an updated EcoCAT consultation.

Dan Crouse, Public Works, asked what is “wood” referencing as shown along the south side of lots 831 and 832. He asked why the lot numbers do not correspond with the current phasing. He said the font size shall be no smaller than 10 point. He said to provide the street width for Carnegie Drive. He said Weatherly Drive is shown as 50’ right-of-way, but dimensions as a 60’ right-of-way. He said the northern lot line of lot 834 is not dimensioned and the southern lot line of lot 810 is not dimensioned.

T.J. Heavisides, City Traffic Engineer, said that within the proposed revisions to plats 8 and 9, the linework and text is overlapping, congested and unclear. He said the alignment

stationing shown is unnecessary and should be turned off. He said the plan will need to be reviewed again after the linework and text is corrected so that all information is shown clearly and legibly, and is suitable for review. He said for the existing phases and previously approved preliminary plan, the linework and text shown is clear. He said to provide a draft of updated covenants. He said to identify the size of the storm and sanitary sewers. He said the contours are not visible. He said to reference the USGS datum used. He said on the previous plan, along the west property edge, the easement was called out as drainage and electric – now this plan appears to only identify it as a drainage easement. He said to verify that the easement is accurate. He said per the previously approved preliminary plans, the construction of Greenbriar Drive through the remainder of the subdivision shall be completed with Plat 8. He said for the construction plans for the next phase they will want to see the profile and design of Greenbriar all the way through at this time.

Walker said his client would like to split the cost for the construction of Greenbriar Drive and split it generally in half, building half of it in the 8th phase and half of it in the 9th phase. Heavisides said Public Works would prefer to see it all constructed at once due to the short segments. He said they are asking for the design to be done at this time to make sure that all the drainage, profile, and everything matches through. He said they would recommend bidding it out, with an additive alternate to construct the road all at once should the bids come back acceptable and favorable. He said they will not require it all to be constructed at this time, it can be phased out between 8 and 9. Walker said this also addressed lot 831. Heavisides said to update the note on the plan that states Greenbriar will be constructed with plats 7 and 8.

Mike Johnson, CWLP Water, said to show the proposed 10" water main connecting along Greenbriar Drive to the 10" main on Strawberry Lane. Walker said that portion in the corner is a small piece that the City will construct, he said he does not know about the water main. He said they show the water main going to their property line and he understands that there is a water main at Strawberry Lane. He said they can show it on this plan, but he does not know whose responsibility it is to construct. Johnson asked if the section [of Greenbriar] between plat 9 and Strawberry Lane will be constructed by the city. Heavisides said yes. Johnson said based on the design for water quality, circulation, and redundancy purposes CWLP will require that the water mains be connected during plat 9 by the developer.

Charles Adams, developer, asked why is he responsible for a water main not on his property? Johnson said because the water main serving this entire subdivision will make a loop with the system. Adams said he understands why Johnson wants it to be there. Johnson said it is for the benefit of the entire subdivision. Adams said it will benefit more than the subdivision. Johnson said it will be required. He said for redundancy and water quality it will be required.

John Harris, City Zoning, asked if lots 809, 810, and 815 are intended to be single family or duplex lots. He said to note that if these lots are duplex, and split, a minimum lot width of 35' is required at the building front yard setback of 25'.

Brad Bixby, CWLP Electric, said the drainage and electric easements are separated in the general notes. He said to make sure electric and CATV easements are clear on where the utilities can operate. He said on the far west side of the property they may want to reserve that as a possibility if anything develops to the west of the property. He said if there is an intent to leave electric out of the easement, to let him know. Walker said if CWLP Electric intends to run electric through the easement, to let them know because that far west property line is a tree line. Bixby said at this point they just need it to be reserved; he does not think the intent is there. He said another development specified an easement as drainage only but they thought it was utility as well. He is just asking for clarity on where the utility easement is.

Heavisides said to look at lots 801 and 820 that are close to Greenbriar and look at where the driveway will be for a duplex lot because there is no access to Greenbriar. He said especially lot 801 with the reconfiguration, they may want to layout the driveways prior to finalizing the lot layouts.

Dan Crouse made a motion to approve subject to;

1. Correct lot number in plat 2.
2. Correct note "A" to reflect the corresponding lots on the plat.
3. Bold the 5' contour intervals to match the legend, and to make the contours more visible.

4. Update proposed and present land use table – include lots 1001, 1002, 1003.
5. Remove small text for Greenbriar Drive.
6. Clean up miscellaneous text and lines.
7. Provide preliminary covenants.
8. Correct typo in flood note.
9. Provide updated EcoCAT consultation.
10. Identify what “wood” represents along the south side of lots 831 and 832.
11. Lot number should correspond with the current phasing.
12. Font size shall be no smaller than 10 point.
13. Provide street width for Carnegie Drive.
14. Verify dimension for Weatherly Drive right-of-way.
15. Dimension all lot lines.
16. Identify size of storm and sanitary sewers.
17. Provided USGS Datum used.
18. Verify intent of easement along west property edge.
19. Change note relating to Greenbriar Drive construction.
20. Show the proposed 10” water main connecting along Greenbriar Drive to the 10” main on Strawberry Lane.

T.J. Heavisides seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO.	<u>2021-01</u>
CENSUS TRACT #	<u>36.03</u>

NAME OF SUBDIVISION:	<u>Inspired Properties Project - Large Scale Development</u>
JURISDICTION:	<u>City of Springfield</u>
DATE OF MEETING:	<u>July 8, 2021</u>
OWNER:	<u>Inspired Properties</u>
ENGINEER:	<u>Crawford, Murphy & Tilly Massie Massie + Associates</u>
DESCRIPTION:	<u>Pt. of the NE ¼, Sec. 25 and Pt. of the SE ¼, Sec. 13, T15N, R6W</u>
	<u>59.9 Acres 2 Lots</u>
MOTION TO RECOMMEND:	<u>Approve, Subject To;</u>
BY:	<u>Gregg Humphrey</u>
2ND BY:	<u>T.J. Heavisides</u>
VOTE:	<u>Unanimous</u>

Gregg Humphrey, committee chair, made a motion to remove the item from the table and Brad Bixby, CWLP Electric, seconded the motion. The vote to hear the item was unanimous.

Chris Stritzel, Crawford Murphy & Tilly, presented the development. He said he sent a response letter to the Regional Planning Commission addressing the comments from the June LSC meeting and asked if it was distributed. Joe Zeibert, Regional Planning Commission, said yes. Stritzel said he did not hear back from anybody but also did not reach out to anybody. He said he expects there are no exceptions taken to the replies. He said if that is the case then the developer is good with the "subject to's."

Humphrey said the committee will address the replies and see if there are any additions to the comments.

Zeibert addressed the developer's response to a subject to requiring sidewalk construction along the entirety of the development. Zeibert read the response: sidewalk will be shown along the entire street frontage of the east parcel. It is our understanding that the requirements for construction of the sidewalk shall be as specified in the annexation agreement and any resulting changes required to the site plan will be made at the time of execution of said agreement and prior to Large Scale Site Plan approval by council, without being required to be resubmitted to the Land Subdivision Committee for further technical reviews and recommendations. Zeibert said he believes the developer will still show the sidewalk all the way through at this time. Stritzel said yes. Zeibert said when they get to the construction phase, whatever is required at that time, will be built at that time. Stritzel said that is their intent. Zeibert said he agrees with them showing an aerial image to represent the area within 200 feet of the site. He read the response saying they are not proposing any other signs. He said he will defer

to T.J. Heavisides, City Traffic Engineer, about compliance with Section 153.112. Heavisides said they have not seen anything about complying with Section 153.112. He said the developer just needs to show on the plan that they will comply with Section 153.112 and show the road to be improved. Stritzel said the timing, like with the sidewalk, is the issue. Heavisides reiterated that they just need to show that the roadway will be improved per Section 153.112. Stritzel said if something changes as part of the annexation agreement they will update the plan but do not want to have to go back through the Land Subdivision Committee.

Zeibert asked Stritzel if he has provided the proposed sewer load calculations for the entire site. Stritzel said no, but he will. Zeibert asked about zoning and EPA approval. Stritzel said zoning goes to City Council next week [July 20, 2021 meeting date] for approval. He said there was correspondence with the EPA last week, but they have yet to respond to the request for the updated testing program. He said they are required to do that by August 2, and that they have not been on-site to dig a hole. He said the EPA has not responded to accept their testing program. Zeibert said zoning is not final until the annexation agreement is final, which is dependent on EPA approval, so the plan will be held until all of those items are addressed.

Zeibert asked Heavisides what he is requiring regarding the EPA. Heavisides said both zoning and annexation are required for the development. If those approvals go through that will be sufficient. Heavisides said part of the annexation agreement is obtaining EPA approval. Stritzel said he does not want EPA approval to be a requirement for approving the Large Scale Development. He said if the current owner wants to reduce the price of the property and close sooner, they would withdraw the request that annexation be contingent upon EPA approval. He said he wants a statement saying the developer is not required to provide EPA approval until construction plan approval. He said they will obtain EPA approval before they get a building permit, but he does not want City Council approval of the Large Scale Development to be contingent upon EPA approval. Heavisides asked what the EPA approval has to do with pulling the annexation agreement. Stritzel said annexation is currently contingent on EPA approval at the developer's request. Heavisides asked if that requirement would be pulled from the annexation agreement. Stritzel said that is a possibility. Heavisides said there is a "subject to" requiring that a tract survey and annexation agreement must be completed before approval of the Large Scale Development. He said it was also stated that there must be an approved EPA mitigation plan for lead contamination. He said he will amend his comment to say prior to approval of the Large Scale construction plans and any building permits, an EPA mitigation plan must be in place. He said prior to the approval of the Large Scale Development plan he wants something from the EPA contact saying that the area is developable and that the plan just has to be formalized. Stritzel said if EPA confirmation comes through late and changes everything, that the development will have to go back through the Land Subdivision Committee. He said the developer is fine with taking that risk. He said he does not know what Heavisides is looking for. He said there was a previously approved mitigation plan, but it expired. He said that makes him think the ground is developable. Heavisides said all they are looking for is EPA to say that the ground is developable and the mitigation plan can be updated, it just has to go through the process. Zeibert asked how old the previous mitigation plan is. Stritzel said he does not have that information with him.

Zeibert asked if a wetland mitigation plan will be part of the building permit phase. Heavisides said yes. Zeibert asked if Public Works received all the detention calculations. Dan Crouse said yes. Zeibert said the detention calculations need to be approved by Public Works. He asked about a traffic analysis. Stritzel said they will provide one. Zeibert said that is a "subject to." He said showing the typical section of the proposed improvements to Mathers Road is contingent on the annexation agreement. Stritzel said they will show it per the ordinance. Zeibert said the same goes for showing 2' wide shoulders on each side of Mathers Road. He said for water to show the two connections. Mike Johnson, CWLP Water, corrected Zeibert – it is only one connection. Zeibert said the fire hydrants will need to be approved by the Fire Department.

Stritzel said they have sent an annexation agreement to City Corporation Counsel Jim Zerkle's office but have not heard back. He said he assumes CWLP has not reached an agreement with Curran-Gardner Water District. Johnson said the language for the water service to the property will be in the annexation agreement.

John Harris, City Zoning, said the City Council meeting is July 20, 2021.
Gregg Humphrey made a motion to approve subject to;

1. Annex property to the City of Springfield.
2. Tract Survey approval.
3. Identify utilities on the landscape plan, they shall not be centered on the landscaping.
4. Clearly shade in the right-of-way to be conveyed.
5. Provide a parking table showing required vs proposed parking.
6. Key in all symbols used on each page of the Large Scale Development plan.
7. Provide all setbacks and correct orientation of yards (front, rear, side).
8. Clearly identify ADA sidewalk ramps.
9. Construct the perimeter sidewalk along the entirety of the development.
10. Show area and details 200 feet from the site.
11. Identify the location of any signs.
12. Provide written compliance with Section 153.112.
13. Provide proposed sewer load calculation for the entire site, including whatever might go on the west half.
14. Create only one connection to the water transmission main that runs along Mathers Road.
15. Obtain zoning relief for a mausoleum/ cemetery.
16. All exterior lighting shall be full cut-off.
17. Tract 2 shall meet zoning setback requirements and Transitional Buffer Yard Requirements and Landscaping.
18. Change wording from "water hydrant" to "fire hydrant".
19. Create a 20 foot perimeter easement around entire property, not in the future right-of-way.
20. EPA mitigation plan in place for the lead contamination before construction plan approval and any building permits. EPA confirmation stating the area is developable prior to Large Scale Development Plan approval is required.
21. U.S. Army Corps of Engineers wetland mitigation approval at the building permit phase.
22. Approved detention calculations.
23. Provide a Traffic Analysis.
24. Show size of water mains, existing and proposed.
25. Show the typical section of the proposed public improvements to Mathers Road.
26. Show all phases on all pages of the plan.
27. Correct sanitary department contact for the City to Vince Smith.

T.J. Heavisides seconded the motion and the vote to approve was unanimous.